IN RE: PETITION FOR VARIANCE

W side of Wye Road, 645 feet SE of Middleborough Road Election District Councilmanic District (322 Wye Road)

Middleborough Investments, LLC; Harry Horney, Managing Member Petitioner \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 07-439-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Middleborough Investments, LLC; Harry Horney, Managing Member. The Petitioner is requesting variance relief for property located at 322 Wye Road. The variance request is from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pier with setbacks of 0 feet and 1.7 feet from the projected divisional lines in lieu of the required 10 feet as indicated on Petitioner's site plan.

The property was posted with Notice of Hearing on May 30, 2007 for 15 days prior to the hearing in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 5, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

#### Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in

5 CO-OP-0

residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

#### Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Department of Environmental Protection and Resource Management dated May 31, 2007 which contains restrictions. ZAC comments were received from the Bureau of Development Plans Review dated April 16, 2007 which contains restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

#### **Interested Persons**

Appearing at the hearing on behalf of the variance request were Bernadette Moskunas from Site Rite Surveyors who prepared the site plan, Harry Horney Sr. and Harry Horney Jr. for Middleborough Investments, LLC Petitioner. Alfred Brennan, Jr., Esquire, represented the Petitioner. Amanda Yellon and Tim Costello, interns in Judge Daniels' Court, attended the hearing as interested citizens. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

This waterfront property contains 11,565 square feet +/- or 0.265 acres +/- zoned DR 3.5 and is improved by the Petitioner's single family home. The Petitioner would like to construct a pier into Norman's Creek which would allow the Petitioner to dock its boat as shown on Exhibit

1, the redline Plat to Accompany. However the proposed pier intersects with the projection of the baseline from the property to the south (324 Wye Road) and the projection of the baseline from the extension of Nanticoke Road (a paper street) to the west. See the insert on Exhibit 1. The proposed pier touches the projection (0 feet setback) of the baseline with 324 and comes with in 1.7 feet of the projection of the baseline with Nanticoke Road extended.

Ms. Moskunas explained that the red lines on Exhibit 1 are not changes to the plan but rather illustrate the pier that could be built without variances. This 6 foot wide pier would come within 13 feet of the new pier which is being constructed next door at 324 Wye Road pursuant to Case No. 07-283-A. See photographs of the new pier next door, Exhibit 2C through 2E. She opined that this distance was too small to permit boats to pass one another or dock on the piers. To avoid these problems the Petitioner proposes to erect the bent pier shown in black on Exhibit 1.

The Petitioner indicated that he did not object to the variance request of the owner of 324 Wye Road and that neighbor does not object to this request.

#### Findings of Fact and Conclusions of Law

Norman Creek curves at this location and so the divisional property lines from 324 and Nanticoke Road intersect as shown in Exhibit 1. The zoning regulations require that piers be 10 feet from each divisional property line. See the insert on Exhibit 1. Because these divisional lines intersect, the pier which could be built without variances (shown in red in Exhibit 1), would not leave enough room to have boats from the subject property and the 324 Wye Road pass each other and dock safely. On the other hand Ms. Moskunas indicated that the proposed pier will not interfere with the any existing pier in Normans Creek. I agree the pier shown in red on Exhibit 1 is too close to the new pier going in at 324.

These are the kind of peculiar circumstances that make the regulations impact this property disproportionately compared to others in the district. Therefore I find the property unique in a zoning sense lying as it does at the end of Norman Creek and considering the Petitioner's desire to build a pier. Therefore special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request which impact directly on construction of the pier. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district with regard to constructing a pier.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The allowable pier which could be built without a variance is too close to the pier going in at 324 to allow safe passage and docking.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The pattern of development shown by the Petitioner is that there are many such piers in Norman Creek. There will be no change to the character of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this \_\_\_\_\_\_\_ day of June, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pier with setbacks of 0 feet and 1.7 feet from the projected divisional lines in lieu of the required 10 feet as indicated on Petitioner's site plan is hereby GRANTED subject to the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections, of the Baltimore County Code).
- 3. The building engineer shall require a permit for this project.
- 4. Structures shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
- 5. Flood-resistant construction shall be in accordance with the Baltimore County Building Code with adopts, with exceptions, the *International Building Code*.

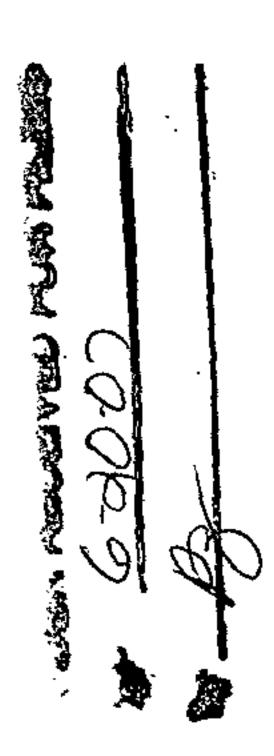
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III Zoning Commissioner

June 20, 2007

ALFRED BRENNAN, JR., ESQUIRE BRENNAN & BRENNAN 825 EASTERN BLVD. BALTIMORE MD 21221

> Re: Petition for Variance Case No. 07-439-A

> > Property: 322 Wye Road

Dear Mr. Horney:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Middleborough Investments, LLC, Harry Horney, Managing Member, 2014 Middleborough Road, Baltimore MD 21221-1517 Bernadette Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286



## CBCM Fued Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at _	#322	Wye	Road		
which is	oresenti	v zon	ed I	D.R.3.	5
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This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

417.4 BCZR to permit a pier with setbacks of Office & 1.7 feet from the projected divisional lines in lieu of the required 10 feet as indicated on Petitioner's site plan

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

COM PROPRIOR FRED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:	· 1	<u>Legal Owner(s):</u> Middleborough Invest	ments. LLC
	•	Harry Horney, Managing M.	
Name - Type or Print	Name -	Type or Print Harry &	
Signature	I	Signature HARRY E HOKNRY JR	•
Address	Telephone No.	Name - Type or Print	
City	Zip Code	Signature	
Attorney For Petitioner:	•	2014 Middleborough Road Address	(410) 687-0566 <b>Telephone No</b> .
Alfred L. Brennan, Jr.	•	Baltimore MD	21221-1517
Name - Type or Print /	City	State	Zip Code
M12 15/	;	Representative to be Contac	ted:
Signature	<u> </u>		
Brennan and Brennan, Attorne	ys at Law, P.A.	Site Rite Surveying, In	<u>c.</u>
Company	<b>;</b>	Name	
825 Eastern Boulevard (	<u>410) 687–343</u> 4	200 E. Joppa Road, #101	<u>(410) 828-90</u> 60 <b>Telephone No</b> .
Address	Telephone No.	Address	•
Baltimore, Maryland 21221		Towson MD	21286 State Zip Code
City	Zip Code	City	State Zip Code
	•	OFFICE USE ONLY	
Case No. 07-439	- A	ESTIMATED LENGTH OF HEARING	<del></del>
Case IVO.	Reviewed By	JNP Date 3/29/07	<del></del>
REV 9/15/98	• • • • • • • • • • • • • • • • • • • •	į, į	

#### REASONS TO ACCOMPANY VARIANCE PETITION FOR #322 WYE ROAD

- Lots 711 716 as shown on a plat recorded 1926 (Resubdivision)
   Original plat was recorded in 1916 which was much before zoning regulations were imposed.
- Property is located at the end of Norman Creek which presents challenging problems due to the shoreline configuration which is used to establish divisional property lines. In addition, the pier needs to be extended into the channel due to the water levels at low tide.
- This request is within the spirit and intent of the zoning regulations and would not have an adverse effect on the general safety or welfare of the community.

#### ZONING DESCRIPTION #322 WYE ROAD

BEGINNING at a point on the west side of Wye Road which is 30 feet wide at the distance of 645 feet southeast of the centerline of Middleborough Road which is 40 feet wide. Being Lot Nos. 711, 712, 713, 714, 715 and 716, in the subdivision of "Middleborough" as recorded in Baltimore County Plat Book #8, Folio #47, containing 11,565 S.F., more or less. Also known as #322 Wye Road and located in the 15th Election District, 6th Councilmanic District.

Amb S

Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 E. Joppa Road, Suite 101 Towson MD 21286 (410) 828-9060

File: #322 Wye Road.doc

07-439-A

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BALTIMORE COUNTY, MARYLAND  OFFICE OF BUDGET & FINANCE  MISCELLANEOUS RECEIPT  ACCOUNT A OCTOBERS  DATE  TO BE THOM:  FOR DESTRUCTION OF THE PARTY OF THE PARTY OF THE PROPERTY OF THE PROPERT	



JAMES T. SMITH, JR. County Executive

TIMOTHY Makon R2007 Director
Department of Permits and
Development Management

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-439-A

322 Wye Road
W/side of Wye Road, 645 feet s/east of Middleborough Road
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District
Legal Owners: Middleborough Investments, LLC

Variance to permit a pier with setbacks of 9 feet and 1.7 feet from the projected divisional lines in lieu of the required 10 feet as indicated on Petitioner's site plan.

Hearing: Wednesday, June 20, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Alfred Brennan, 825 Eastern Avenue, Baltimore 21221
Harry Horney, Middleborough Investments LLC, 2014 Middleborough Road, Baltimore 21221
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 5, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 5, 2007 Issue - Jeffersonian

Please forward billing to:

Middleborough Investments, LLC 2014 Middleborough Road Baltimore, MD 21221

410-687-0566

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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> (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE

322 Wye Road; W/S Wye Road,

645' SE Middleborough Road

15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts

Legal Owner(s): Middleborough Investments\*

Petitioner(s)

**BEFORE THE** 

ZONING COMMISSIONER

FOR

**BALTIMORE COUNTY** 

07-439-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue

Towson, MD 21204

(410) 887-2188

RECEIVED

APR 1 6 2007

Per....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16<sup>th</sup> day of April, 2007, a copy of the foregoing Entry of Appearance was mailed Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286 and Alfred Brennan, Esquire, 825 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

### DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

#### **ZONING REVIEW**

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number: 07-439-A	
Petitioner: Middleborough Investments, LLC	
Address or Location: #322 Wye Road	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Middleborough Investments, LC	,
Address: 2014 Middle borough Poad	<u></u>
Baltimore, MD 21221	<u>,</u>
Telephone Number: 410 687-0566	



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

June 13, 2007

Alfred L. Brennan, Jr.
Brennan and Brennan, Attorneys at Law, P.A.
825 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Brennan:

RE: Case Number: 07-439-A, 322 Wye Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours, Callinal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf Enclosures

c: People's Counsel

Middleborough Investments, LLC Harry Horney, Jr., Managing Member 2014 Middleborough Road Baltimore 21221-1517

Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson 21286

Jm 6/20

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** April 12, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

APR 1 7 2007.

3 Y:\_\_\_\_

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 07-439- Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

**Prepared By** 

**Division Chief:** 

CM/LL

#### Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



#### **Baltimore County**

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No. (439) 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452, and 453.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office (0)410-887-4880 MS-1102F

cc: File

Printed on Recycled Paper



Visit the County's Website at www.baltimorecountymd.gov



Martin O'Malley, Governor Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: April 9 2007

Ms. Kristen Matthews Baltimore County Office Of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: **Baltimore County** 

> Item No. 7-439-A 322 WYE BOAD

LLC MIDDLEBOROUGH INVESTURATS

VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-439-4.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A Steven D. Foster, Chief Chie

Division

SDF/MB

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#### CERTIFICATE OF POSTING

The state of the s

RE: Case No.: 07-439-A

Petitioner/Developer: MIDDLE BOR QUOH, INVEST Date of Hearing/Closing: JUNE 20, 2007

Baltimore County Department of Pennits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204

Attention: Christen Matthews

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the propery located at

#322 WYE ROAD

The sign(s) were posted on \_\_\_\_\_\_\_ (Month, Day, Year)

CASE # 07-439-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

AOI BOSLEY AVENUE

TOWSON, MO 21204

WEDNESDAY JUNE 20, 2007

DATE AND TIME

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SITE PLAN.

EXPOSTPONEMENTS QUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 687-3391

MOJNOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE

Sincerely,

(Signature of Sign Poster and Date)

CJARLANDE, MOORE (Printed Name)

3225 RYERSON CIRCLE (Address)

DALTIMORE, MD, 21727 (City, State, Zip Code)

(410) 242-4263 (Telephone Number)

POTICE OF ZONING HEARING

Case: # G7-439-A

Aldelleborough Road

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Case: # G7-439-A

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Case: # G7-439-A

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ments, LLC

Variance: to permit a pier
with setbacks of 9 feet and
1,7 feet from the projected
divisional lines in lieu of the
required 10 feet as indicated on Petitioner's site plan.
Hearing:
Wednesday,
June 20, 2007 at 11:00
a.m. in Room 407, County
a.m. in Room 407, County
Courts Building, 407

TOWSON Avenue, Bosley 21204.

William J. WiseMan, (II Zoning Commissioner for Baltimore County NOTES: (1) Hearings are Handlcapped Accessible; for special accommodations Please Contact the

for special accommoda-tions Please Contact the Zoning Commissioner's 0f-fice at (410) 887-3868. (2) For information con-cerning the File and/or Hearing, Contact the Zon-ing Review Office at (410) 887-3391. JT 6/616 Juna 5 137605

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that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY of each once in

The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- NE Booster/Reporter Owings Mills Times
  - North County News

Mulus.

LEGAL ADVERTISING

PLEASE PRINT CLEARLY

CASE NUMBER 07-439.4 DATE Juie 30, 2002

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# CITIZEN'S SIGN-IN SHEET

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# BALTIMORE COUNTY OFFICE OF THE ZONING COMMISSIONER COUTY COURTS BUILDING 401 BOSLEY ROAD, SUITE 405 TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

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#### **BALTIMORE COUNTY** OFFICE OF THE ZONING COMMISSIONER COUTY COURTS BUILDING 401 BOSLEY ROAD, SUITE 405 TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

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☐ PLEASE REPLY ☐ PLEASE RECYCLE

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** April 16, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 16, 2007 Item No. 07-439

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The building engineer shall require a permit for this project

Structures shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

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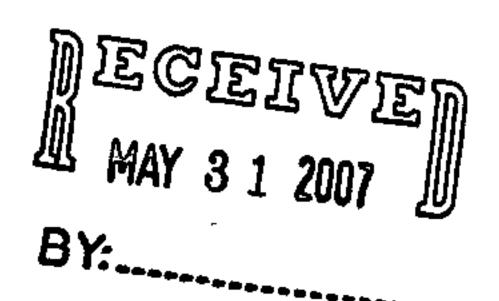


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#### BALTIMORE COUNTY, MARYLAND

#### Inter-Office Correspondence





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	1 ( )	

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE:

May 31, 2007

SUBJECT:

Zoning Item

# 07-439-A

Address

322 Wye Road

(Middleborough Investments)

Zoning Advisory Committee Meeting of March 9, 2007

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay

other Sections, of the Baltimore County Code).

Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and

#### Additional Comments:

Reviewer:

Thomas Krispin

Date: May 29, 2007





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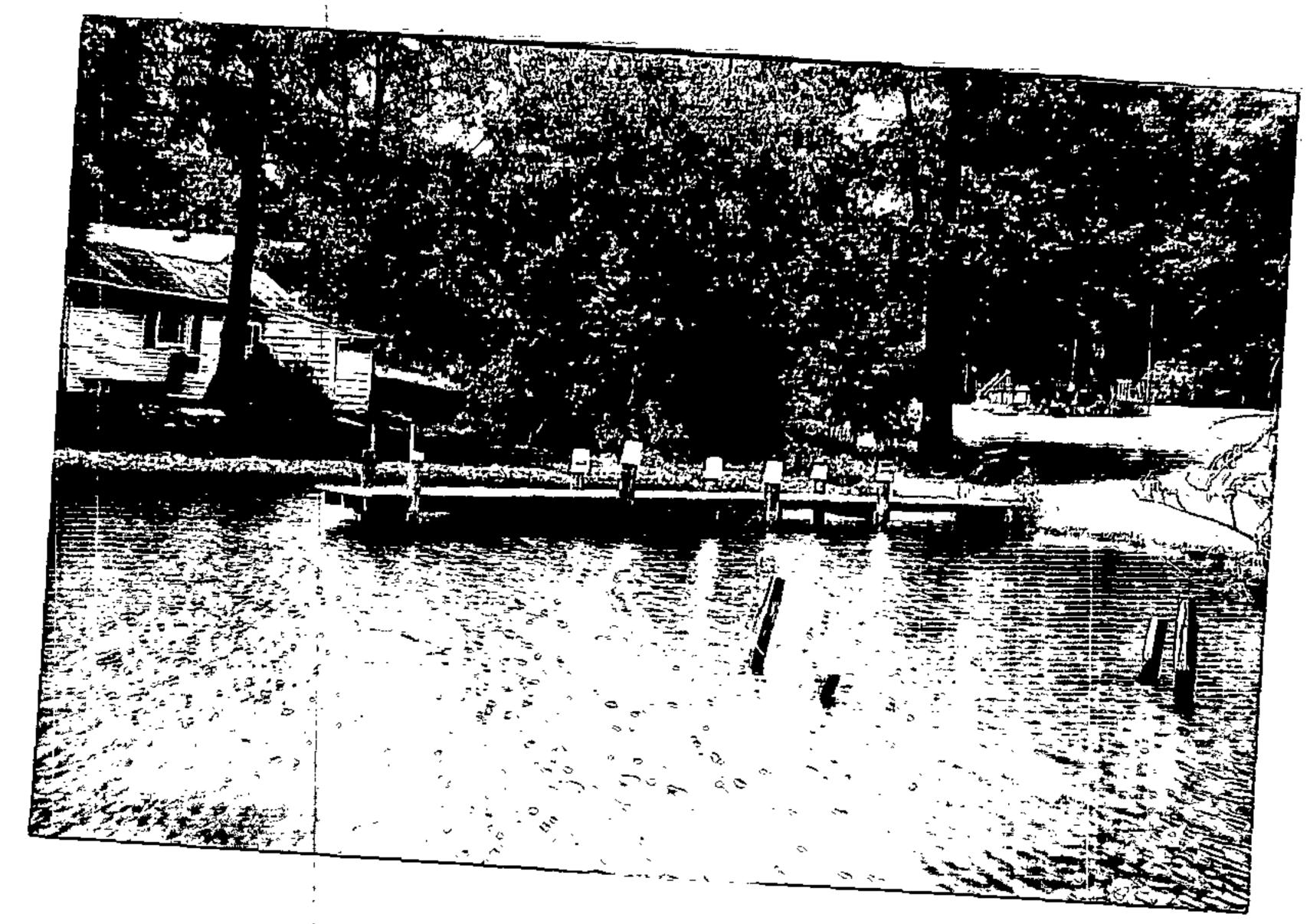


Zoning Commissioner's Office 401 Bosley Avenue, Suite 405 County Courts Building Towson, Maryland, 21204

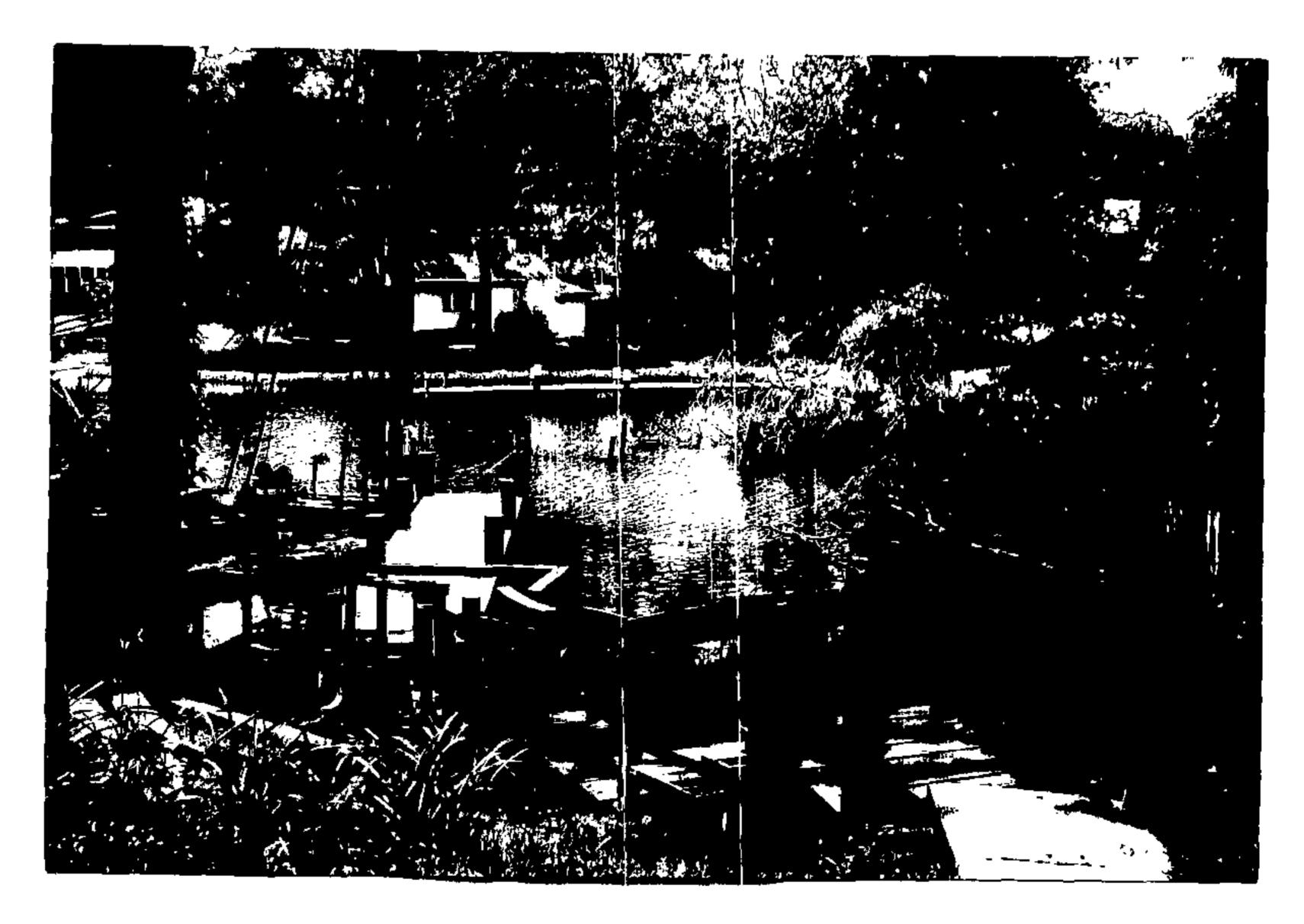
Photos

Return Service Requested



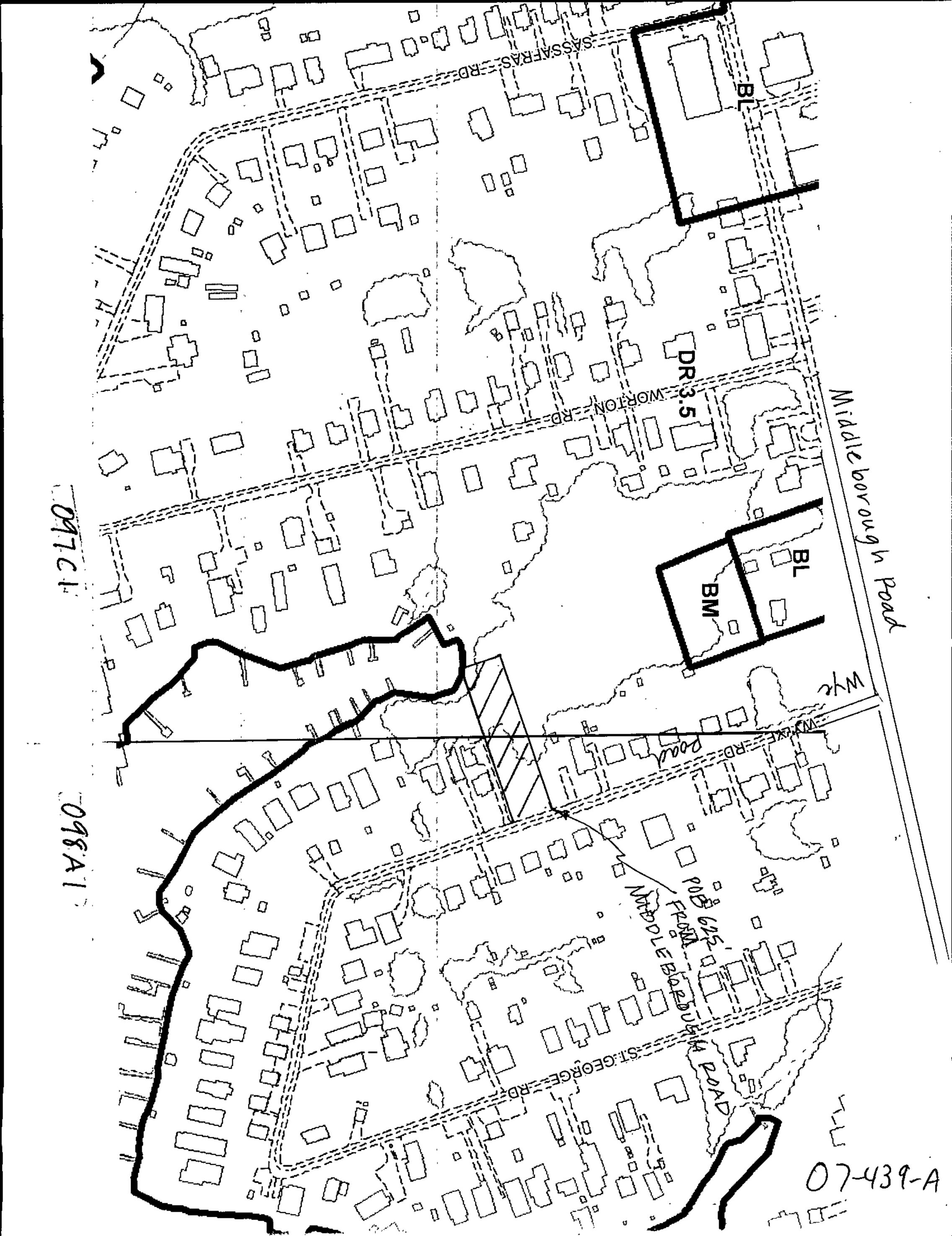


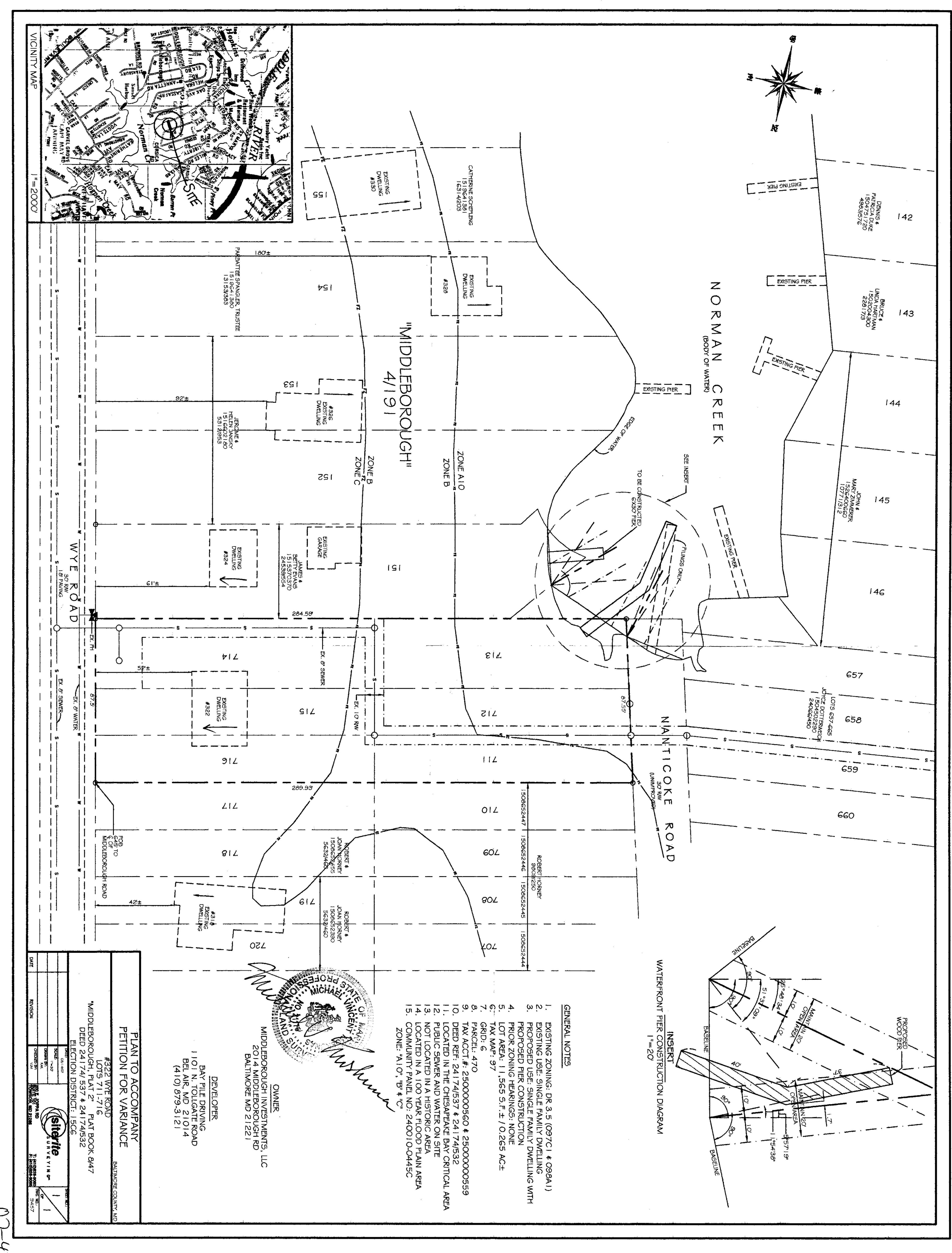






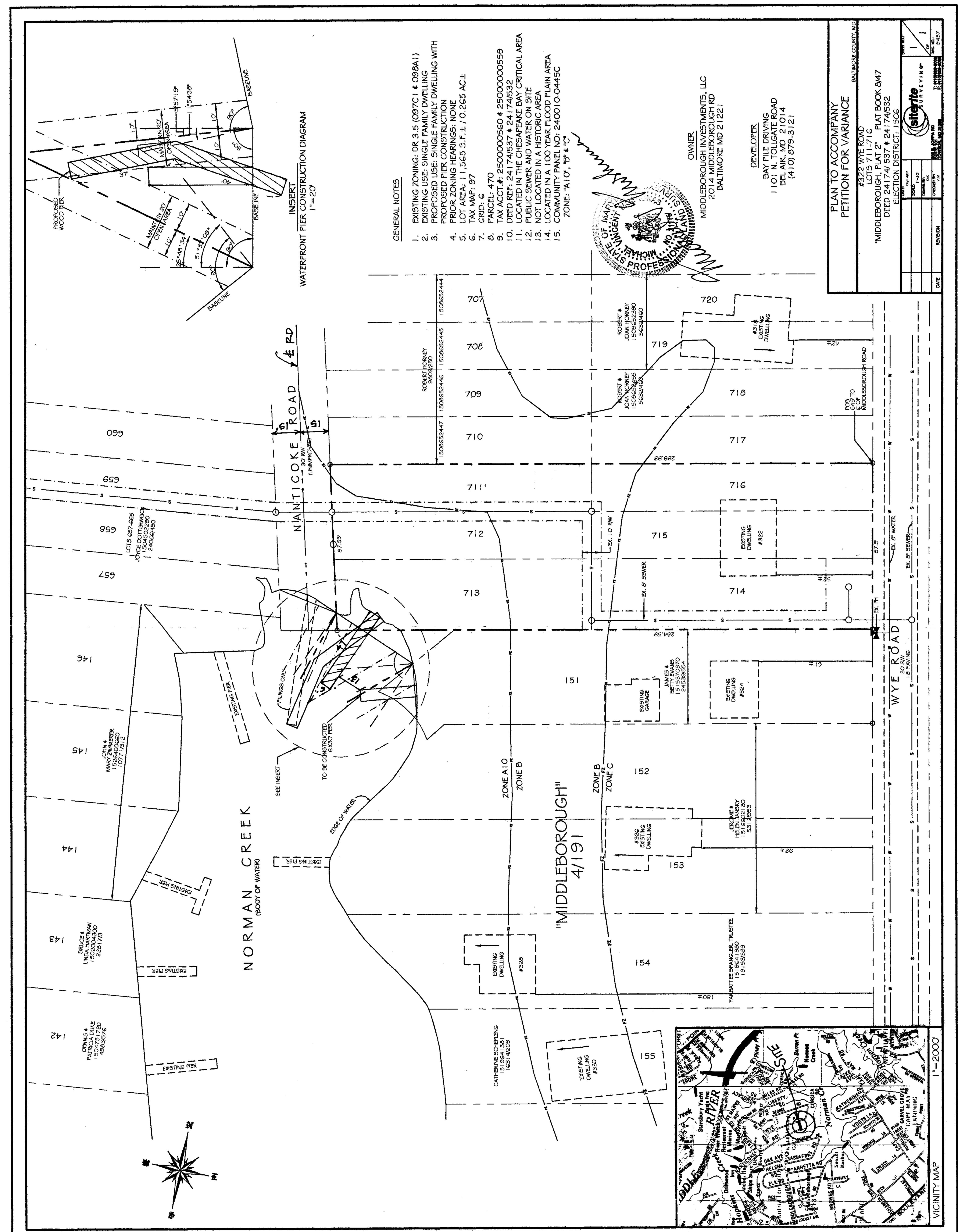
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